

**CITY OF MONTEREY PARK  
PLANNING COMMISSION AGENDA**

**REGULAR MEETING**

**Monterey Park City Hall – Council Chambers  
320 West Newmark Avenue  
Monterey Park, CA 91754**

**TUESDAY  
JUNE 9, 2015  
7:00 PM**

**MISSION STATEMENT**

**The mission of the City of Monterey Park is to provide excellent services  
to enhance the quality of life for our entire community.**

Staff reports, writings, or other materials related to an item on this Agenda, which are distributed to the Planning Commission less than 72 hours before this scheduled meeting are available for public inspection in the City Clerk's Office located at 320 West Newmark Avenue, Monterey Park, CA 91754, during normal business hours. Such staff reports, writings, or other materials are also on the City's website subject to staff's ability to post the materials before the meeting. The City's website is located at <http://ci.monterey-park.ca.us/home/index.asp>. Copies of staff reports and/or written documents pertaining to any item on the Agenda are on file in the Community and Economic Development Department – Planning Division and are available for public inspection during regular business hours.

**PUBLIC COMMENTS ON AGENDA ITEMS**

For members of the public wishing to address the Planning Commission regarding any item on this Agenda, including Oral Communications, please fill out a speaker card and return it to Planning staff before the announcement of the Agenda Item.

Speakers are provided five (5) minutes per individual on each published agenda item. Individual speakers may consolidate time with another speaker's time; the total consolidated time cannot exceed two (2) minutes per speaker giving up time. However in the interest of ensuring that all members of the Public have an equal opportunity to participate, a single speaker cannot speak for more than ten (10) minutes on an individual Agenda item. If there are a large number of speakers on a particular agenda item, the Chairperson, as confirmed by the Planning Commission, may reduce the amount of time allotted to each speaker or limit the total amount time allowed for speakers to address the agenda item. At the conclusion of that period of time, the speaker will be asked to please conclude their remarks so that the next speaker may begin their comments.

In accordance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please call City Hall, (626) 307-1359. Please notify the Community and Economic Development Department twenty-four hours prior to the meeting so that reasonable arrangements can be made to ensure availability of audio equipment for the hearing impaired. Council Chambers are wheelchair accessible.

**CALL TO ORDER – Chairperson Rodrigo Garcia**

**ROLL CALL – Commissioners Choi, Sullivan, Lee, and Leung**

**AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS**

**ORAL AND WRITTEN COMMUNICATIONS**

**MINUTES – None**

## **PUBLIC HEARINGS**

### **[1.] UNFINISHED BUSINESS**

#### 1-A. CODE AMENDMENT – RESIDENTIAL CHAPTER (CA-15-03)

The Planning Commission previously considered proposed zoning regulations affecting portable canopies, home occupation permits, mechanical equipment and landscaping; and the commercial chapter related to building height along Corporate Center Drive. Since the Planning Commission's last meeting, staff is reconsidering the scope of zoning amendments that should be considered. Accordingly, the matter will need to be renoticed.

It is recommended that the Planning Commission consider taking the following actions:

- (1) Direct the Director to notice the matter for the July 14, 2015 Planning Commission meeting for review and consideration; and
- (2) Taking such additional, related, action that may be desirable.

### **[2.] NEW BUSINESS**

#### 2-A. TENTATIVE MAP NO. 072627 – 224-230 NORTH LINCOLN AVENUE (TM-15-01)

The applicant, Pinnacle LLC, is requesting a tentative map for subdividing air rights to establish and maintain a 10-unit condominium project at 224-230 North Lincoln Avenue in the R-3 (High Density Residential) Zone.

The Project is categorically exempt pursuant to CEQA Guidelines § 15332 as a Class 32 categorical exemption (Infill Development). The project consists of a tentative map to allow for the subdivision of air space for separate ownership of each of the 10 units. The property will remain as one lot.

It is recommended that the Planning Commission consider taking the following actions:

- (1) Opening the public hearing;
- (2) Taking testimonial and documentary evidence;
- (3) Closing the public hearing;
- (4) Adopting a Resolution approving the requested Tentative Map (TM-15-01); and
- (5) Taking such additional, related, action that may be desirable.

### **[3.] COMMISSION COMMUNICATIONS**

### **[4.] FUTURE AGENDA ITEMS AS DIRECTED BY THE COMMISSION**


### **[5.] STAFF UPDATES**

### **[6.] CLOSED SESSION**

### **ADJOURN**

To the next regularly scheduled meeting on June 23, 2015

APPROVED BY:

MICHAEL A. HUNTLEY	
-----------------------	---



## Planning Commission Staff Report

**DATE:** June 9, 2015

**AGENDA ITEM NO:** 2-A

**TO:** The Planning Commission  
**FROM:** Michael A. Huntley, Community and Economic Development Director  
**SUBJECT:** A Public Hearing to consider Tentative Map No. 072627 (TM-15-01) to allow the subdivision of air-rights to establish and maintain a 10-unit residential development – 224-230 North Lincoln Avenue.

### **RECOMMENDATION:**

It is recommended that the Planning Commission consider:

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Adopting the Resolution approving Tentative Map No. 072627 (TM-15-01) subject to conditions of approval; and
- (5) Take such additional, related, action that may be desirable.

### **EXECUTIVE SUMMARY:**

The applicant, Pinnacle LLC, is requesting approval of a Tentative Map to subdivide air rights as part of the development of a 10-unit condominium project at 224-230 North Lincoln Avenue.

Staff believes the proposed project is appropriately designed for property. The R-3 (High Density Residential) zone allows for a density up to 11 units and the property owner is proposing to construct 10 units. The proposed project meets the zoning regulations and development standards. All the lots located on North Lincoln Avenue between East Garvey Avenue and East Emerson Avenue are currently developed with multi-family residential developments. The proposed project is consistent with the developments in the vicinity. The existing developments are older attached units constructed around the 1960s. The proposed project will add a higher quality development to the area.

### **Property Description**

The property is located on the east side of North Lincoln Avenue, between East Emerson and East Garvey Avenue. The property is zoned R-3 (High Density Residential) and designated High Density Residential in the General Plan. To the north, south, east and west of the property are R-3 zoned lots. The subject site has a frontage

of 125.32 feet and a depth of 273.33 feet, with a total lot area of 34,254 square feet in size.

### Project Description

Per R-3 development standards, a maximum building density of 1 unit per 3,000 square feet applies to the subject property. A maximum of 11 units can be built on the lot, and 10 units are proposed. The subject property is currently a vacant lot. The property will remain as one lot. Under California law, a tentative map is required to subdivide air space for separate ownership of each of the units.

All ten units will have 4 bedrooms and will range in size between 2,073 square feet and 2,710 square feet. The proposed building on the site will meet the required front and rear setback of 25 feet, with 5-foot side setback for the first floor, and 10-foot side setback for the second floor. Each unit will be two stories, with a maximum height of 26 feet. A clearance of at least 12 feet will be provided between the buildings.

Pursuant to Monterey Park Municipal Code (MPMC) § 21.22.050, condominium units with four or more bedrooms require 2 enclosed garage spaces, plus 1 guest parking per dwelling unit. Overall, 20 enclosed garage spaces and 10 guest parking spaces are required and will be provided in the subterranean parking level. According to the subterranean parking level, each unit will be provided with a two-car garage and one guest parking space. The driveway has a width of 18 feet, and each parking space has a back-up space of 26 feet. Each enclosed parking space is required to have a minimum width of 9 feet, and a minimum depth of 20 feet.

Per the MPMC, the project is required to provide a minimum of 4,000 square feet of common open space, and a minimum of 250 square feet of private open space per unit. According to the site plan, the project will include 8,660 square feet of common open space throughout the property, and each unit will be provided with private open spaces with at least 250 square feet. The common open space area will be regulated by CC&Rs and maintained by a Homeowner's Association.

The project is in compliance with R-3 development standards. Subsequent to Planning Commission review, the project design must be reviewed and approved by the Design Review Board.

### OTHER ITEMS:

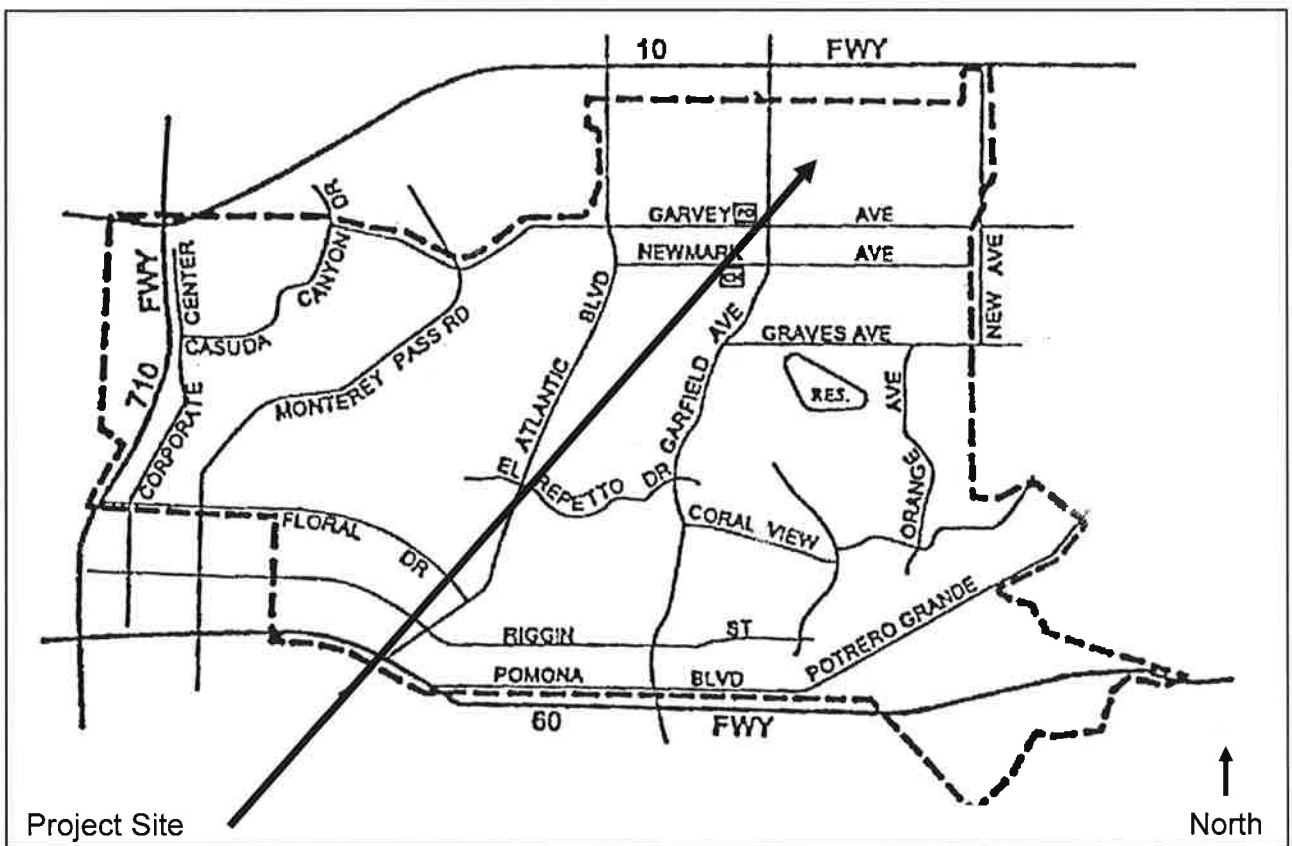
#### Legal Notification

The legal notice of this hearing was posted at the subject site, City Hall, Monterey Park Bruggemeyer Library, and Langley Center on **May 13, 2015** and published in the Wave on **May 21, 2015**, with affidavits of posting on file. The legal notice of this hearing was mailed to **147** property owners within a 300 foot radius and current tenants of the property concerned on **May 13, 2015**.

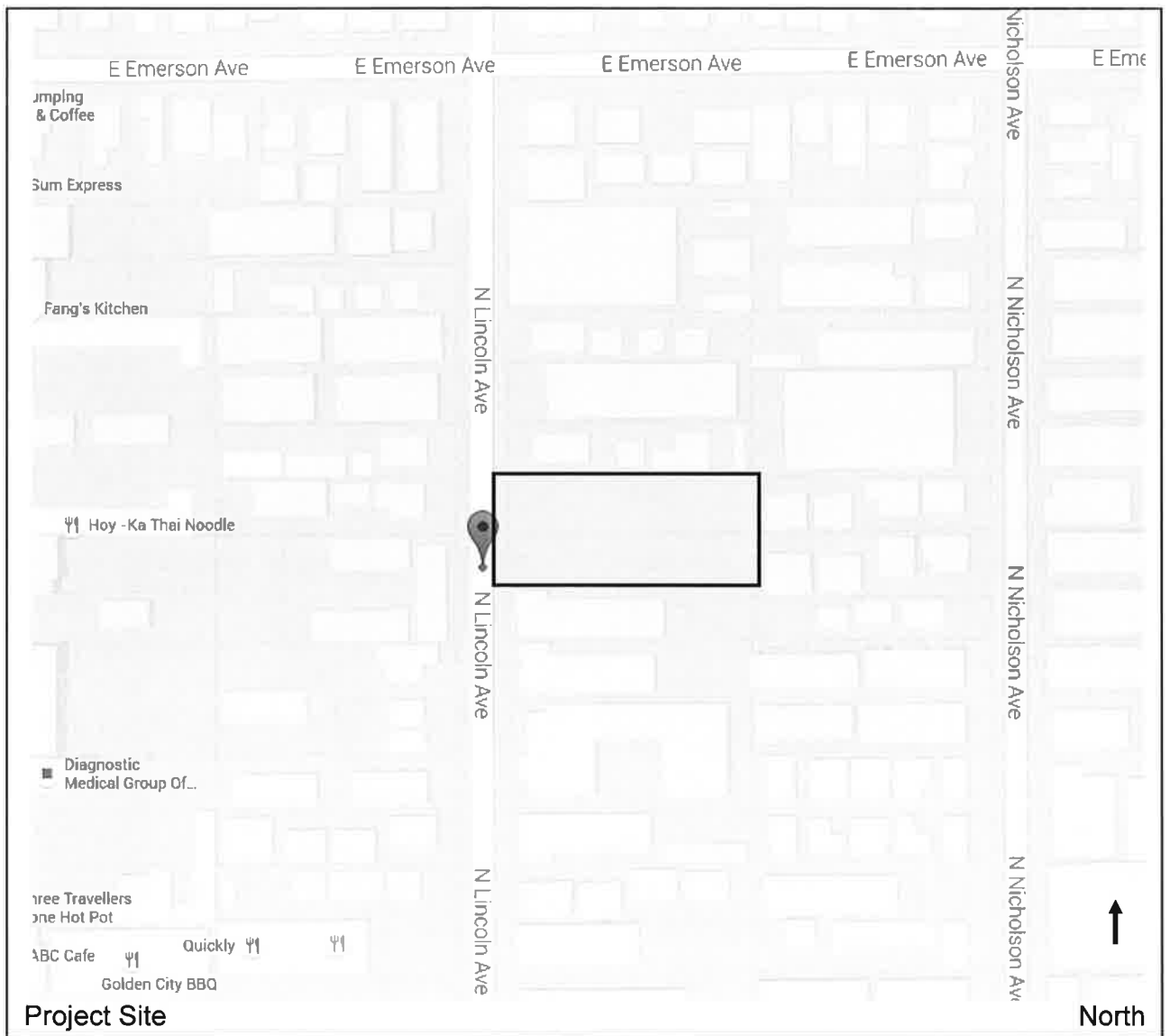
### Environmental Assessment

The Project is categorically exempt from the requirements of CEQA pursuant to CEQA Guidelines § 15332 as a Class 32 categorical exemption (Infill Development). The project conforms to the General Plan because, according to the Land Use Element, the High Density Residential land use category allows a broad range of dwelling unit types which may be attached or detached. The residential units consist typically of apartments, condominiums, and townhomes built at a maximum density of 25 units per acre. The project is the subdivision of air rights to establish and maintain a 10-unit condominium development. The project is consistent with the zoning.

### Vicinity Map



**Street Map**



**Aerial Map**




**ALTERNATIVE COMMISSION CONSIDERATIONS:**

None.

**FISCAL IMPACT:**

There may be an increase in sales tax revenue and business license tax revenue. Calculations of the exact amount would be speculative.

Respectfully submitted,

  
\_\_\_\_\_  
Michael A. Huntley  
Community and Economic  
Development Director

Prepared by:

  
\_\_\_\_\_  
Samantha Tewasart  
Senior Planner

Reviewed by:

  
\_\_\_\_\_  
Karl H. Berger  
Assistant City Attorney

Attachments:

Exhibit A: Draft Resolution

Exhibit B: Site, floor, elevation plans and Tentative Map



# EXHIBIT A

Draft Resolution

## RESOLUTION NO.

### **A RESOLUTION APPROVING TENTATIVE MAP NO. 072627 (TM-15-01) TO SUBDIVIDE AIR RIGHTS FOR A TEN-UNIT RESIDENTIAL CONDOMINIUM DEVELOPMENT AT 224-230 NORTH LINCOLN AVENUE.**

The Planning Commission of the City of Monterey Park does resolve as follows:

**SECTION 1:** The Planning Commission finds and declares that:

- A. On April 8, 2015, Pinnacle LLC, submitted an application pursuant to Title 20 of the Monterey Park Municipal Code ("MPMC"), requesting approval of Tentative Map No. 072627 (TM-15-01) to subdivide air rights to establish and maintain a 10-unit condominium project at 224-230 North Lincoln Avenue ("Project");
- B. The proposed Project was reviewed by the Community and Economic Development Department for, in part, consistency with the General Plan and conformity with the MPMC;
- C. In addition, the City reviewed the Project's environmental impacts under the California Environmental Quality Act (Public Resources Code §§ 21000, *et seq.*, "CEQA") and the regulations promulgated thereunder (14 California Code of Regulations §§ 15000, *et seq.*, the "CEQA Guidelines");
- D. The Community and Economic Development Department completed its review and scheduled a public hearing regarding the proposed Project, before the Planning Commission for June 9, 2015. Notice of the public hearing on the proposed Project was posted and mailed as required by the MPMC;
- E. On June 9, 2015, the Planning Commission held a public hearing to receive public testimony and other evidence regarding the proposed Project including, without limitation, information provided to the Planning Commission by City staff and public testimony, and representatives of the Applicant; and
- F. This Resolution and its findings are made based upon the testimony and evidence presented to the Commission at its June 9, 2015 hearing including, without limitation, the staff report submitted by the Community and Economic Development Department.

**SECTION 2:** *Factual Findings and Conclusions.* The Planning Commission finds that the following facts exist and makes the following conclusions:

- A. The Applicant seeks to construct ten new residential dwelling units and subdivide the air rights for condominium purposes;
- B. 224-230 North Lincoln Avenue is zoned R-3 (High Density Residential) and designated High Density Residential in the General Plan;

**PLANNING COMMISSION  
RESOLUTION NO.  
PAGE 2 OF 4**

- C. The Project property is located on the east side of North Lincoln Avenue. To the north, south, east and west of the subject property are residential uses; and
- D. The Project property is 34,254 square feet (0.79 acres) in area and is currently a vacant lot.

SECTION 3: *Environmental Assessment.* Because of the facts identified in Section 2 of this Resolution, the Project is categorically exempt from the requirements of CEQA pursuant to CEQA Guidelines § 15332 as a Class 32 categorical exemption (Infill Development). The project consists of the division of property in an urbanized area that is zoned for residential use. The project conforms to the General Plan because, according to the Land Use Element, the High Density Residential land use category allows a broad range of dwelling unit types which may be attached or detached. The residential units consist typically of apartments, condominiums, and townhomes built at a maximum density of 25 units per acre. The project is the subdivision of air rights to establish and maintain a 10-unit condominium development. The project is consistent with the zoning.

SECTION 4: *Tentative Map Findings.* The Commission finds as follows pursuant to Government Code § 66474 and MPMC Title 20:

1. The proposed map is consistent with applicable general and specific plans as required by Government Code § 66473.5. The proposed Tentative Map is consistent with the Monterey Park General Plan in that the subject property is proposed to be developed at a maximum density of 14 dwelling units per acre, which will not exceed the maximum allowed standard of 25 dwelling units per acre for high density residential uses. The property is located on North Lincoln Avenue, a local street with a 50-foot right-of-way, which is adequate in size and capacity to accommodate the anticipated traffic that will be generated by the proposed development. There is no specific plan adopted for this area.
2. The design or improvement of the proposed subdivision is consistent with applicable general and specific plans. The design of the proposed subdivision is consistent with the General Plan in that the project is a 10-unit condominium project, which is compatible with the high density housing either attached or detached allowed in the high density residential category. There is no specific plan adopted for this area.
3. The site is physically suitable for the type of development and the proposed density of the development. The size of the property is 34,254 square feet (0.79 acres) and adequate in size to accommodate a 10-unit condominium project because in the R-3 Zone, one dwelling unit is allowed for every 3,000 square feet of lot area on lots of 7,000 square feet or more and having a front lot line of at least fifty feet.

**PLANNING COMMISSION  
RESOLUTION NO.  
PAGE 3 OF 4**

4. The design of the subdivision or the proposed improvements is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. The subject property is bordered by residentially developed lots to the north, south, east, and west. There are no rare plants, wild animals nor cultural, historical or scenic aspects within the surrounding area.
5. The design of the subdivision or the type of improvements is not likely to cause serious public health problems. The proposed subdivision will not cause any public health problems in that the subject development will be constructed according to all City, State, and Federal regulations and specifications.
6. The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within proposed subdivision. There are no public easements for access within the proposed development.

SECTION 5: Approval. Subject to the conditions listed on the attached Exhibit "A," which are incorporated into this Resolution by reference, the Planning Commission approves Tentative Map No. 072627 (TM-15-01).

SECTION 6: Reliance on Record. Each and every one of the findings and determinations in this Resolution are based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the project. The findings and determinations constitute the independent findings and determinations of the Planning Commission in all respects and are fully and completely supported by substantial evidence in the record as a whole.

SECTION 7: Limitations. The Planning Commission's analysis and evaluation of the project is based on the best information currently available. It is inevitable that in evaluating a project that absolute and perfect knowledge of all possible aspects of the project will not exist. One of the major limitations on analysis of the project is the Planning Commission's lack of knowledge of future events. In all instances, best efforts have been made to form accurate assumptions. Somewhat related to this are the limitations on the City's ability to solve what are in effect regional, state, and national problems and issues. The City must work within the political framework within which it exists and with the limitations inherent in that framework.

SECTION 8: Summaries of Information. All summaries of information in the findings, which precede this section, are based on the substantial evidence in the record. The absence of any particular fact from any such summary is not an indication that a particular finding is not based in part on that fact.

SECTION 9: This Resolution will remain effective until superseded by a subsequent resolution.

**PLANNING COMMISSION  
RESOLUTION NO.  
PAGE 4 OF 4**

SECTION 10: A copy of this Resolution will be mailed to Melissa Stinar and to any other person requesting a copy.

SECTION 11: This Resolution may be appealed within nineteen (19) calendar days after its adoption. All appeals must be in writing and filed with the City Clerk within this time period. Failure to file a timely written appeal will constitute a waiver of any right of appeal.

SECTION 12: Except as provided in Section 11, this Resolution is the Planning Commission's final decision and will become effective immediately upon adoption.

**ADOPTED AND APPROVED** this 9<sup>th</sup> day of June 2015.

\_\_\_\_\_  
Chairperson Rodrigo Garcia

I hereby certify that the foregoing Resolution was duly adopted by the Planning Commission of the City of Monterey Park at the regular meeting held on the 9<sup>th</sup> day of June 2015, by the following vote of the Planning Commission:

AYES:  
NOES:  
ABSTAIN:  
ABSENT:

\_\_\_\_\_  
Michael A. Huntley, Secretary

APPROVED AS TO FORM:  
Mark D. Hensley, City Attorney

By:

  
\_\_\_\_\_  
Karl H. Berger,  
Assistant City Attorney

## **PLANNING COMMISSION RESOLUTION NO.**

### **Exhibit A**

#### **CONDITIONS OF APPROVAL**

#### **224-230 NORTH LINCOLN AVENUE**

In addition to all applicable provisions of the Monterey Park Municipal Code ("MPMC"), Pinnacle LLC agrees that they will comply with the following provisions as conditions for the City of Monterey Park's approval of Tentative Map No. 072627 (TM-15-01) ("Project Conditions").

#### **PLANNING:**

1. Pinnacle LLC (the "Applicant"), agrees to indemnify and hold the City harmless from and against any claim, action, damages, costs (including, without limitation, attorney's fees), injuries, or liability, arising from the City's approval of TM-15-01 except for such loss or damage arising from the City's sole negligence or willful misconduct. Should the City be named in any suit, or should any claim be brought against it by suit or otherwise, whether the same be groundless or not, arising out of the City approval of TM-15-01, the Applicant agrees to defend the City (at the City's request and with counsel satisfactory to the City) and will indemnify the City for any judgment rendered against it or any sums paid out in settlement or otherwise. For purposes of this section "the City" includes the City of Monterey Park's elected officials, appointed officials, officers, and employees.
2. This approval is for the project as shown on the plans reviewed and approved by the Planning Commission and on file. Before the City issues a building permit, the Applicant must submit plans, showing that the project substantially complies with the plans and conditions of approval on file with the Planning and Building and Safety Division. Any subsequent modification must be referred to the Director of Community and Economic Development for a determination regarding the need for Planning Commission review and approval of the proposed modification.
3. The tentative map expires twenty-four months after its approval if the use has not commenced or if improvements are required, but construction has not commenced under a valid building permit. A total of three, one year, extensions may be granted by the Planning Commission upon finding of good cause. An application requesting an extension must be filed with the Community and Economic Development Department.
4. All conditions of approval must be listed on the plans submitted for plan check and on the plans for which a building permit is issued.

**PLANNING COMMISSION  
RESOLUTION NO.**

5. Before building permits are issued, the applicant must obtain all the necessary approvals, licenses and permits and pay all the appropriate fees as required by the City.
6. The real property subject to TM-15-01 must remain well-maintained and free of graffiti.
7. Building permits are required for any interior tenant improvements.
8. Landscaping/irrigation must be maintained in good condition at all times.
9. A final map must be approved and recorded before the City issues a certificate of occupancy.
10. All enclosed garage spaces must be used for off-street parking only. There cannot be any personal storage or conversion of this space that would prevent the parking of vehicles in the enclosed garage. This condition must be included in the conditions, covenants and restrictions ("CC&Rs") recorded for this property.

**BUILDING:**

11. The second sheet of the building plans must list all City of Monterey Park conditions of approval.
12. A building permit does not permit excavations to encroach into adjacent properties. Requirements for protection of adjacent properties are defined in the California Civil Code §832.
13. The site plan must indicate the proposed path of building sewer, size of sewer line, location of cleanouts, and the invert elevation of the lateral at the property line.
14. A soils and geology report is required as part of plan check submittal.
15. Before the City issues a building permit, the applicant must obtain a permit from CAL-OSHA to construct the project.
16. The applicant must submit a compaction report for demolition of previous buildings to the Monterey Park Public Works Department for approval before the City allows the applicant to excavate new foundations.
17. At least 10 percent, but not less than one of the multi-story dwellings, must comply with §1102A.3.1 of the 2013 California Building Code (CBC) for housing accessibility requirements. Provide accessible parking per §1102A.3.1 of the 2013 CBC.

**PLANNING COMMISSION  
RESOLUTION NO.**

**ENGINEERING:**

18. Under the Los Angeles County Municipal "National Pollutant Discharge Elimination System (NPDES) Permit," which the City of Monterey Park is a permittee; this project involves the distribution of soils by grading, clearing and/or excavation. The applicant/property owner is required to obtain a "General Construction Activity Storm Water" Permit, and the City of Monterey Park will condition a grading permit on evidence of compliance with this permit and its requirements. Compliance information is available in the office of the City Engineer. Upon approval of the NPDES document by the City, the applicant/property owner must submit an electronic copy of the approved NPDES file, including site drawings, before the City issues a building or grading permit.
19. The applicant must record the Final Map after the City approves the final map in accordance with the MPMC and accepts any applicable bonds or agreements. A refundable \$191 cash deposit must be submitted to guarantee that developer will provide the City with one (1) transparent 4 mil thick mylar tracing, one (1) electronic file of approved final map tracings transferable to City's AutoCAD and GIS systems and two (2) blueprints of the recorded map which must be filed with the City Engineer within three (3) months of recordation. If recorded copy is not submitted by the end of the three-month time period, developer will forfeit the \$191 cash deposit.
20. The applicant/property owner must provide written proof that there are no liens against the subdivision for unpaid taxes or special assessments and submit Los Angeles County tax bill, tax payment receipt, and copy of cancelled check before filing a Final Map with the City for approval.
21. The developer/owner is responsible for paying all applicable City development impact fees as required by the MPMC.
22. A homeowner's association must be established.
23. Covenants Conditions & Restrictions must be prepared and filed with the City to obtain City Attorney and the City Engineer approval. Developer/owner is responsible for securing the CC&R guidelines from the Office of the City Engineer. A copy of the recorded CC&Rs must be submitted before final inspection and clearance of the building permit. The applicant must pay for the City's costs associated with reviewing the CC&Rs including, without limitation, legal costs.
24. All improvement plans, including grading and public improvement plans must be based upon City approved criteria. Benchmark references to be obtained from the Engineering Division.



**PLANNING COMMISSION  
RESOLUTION NO.**

25. A water plan must be submitted for review and approval by the City Engineer. This plan must substantiate adequate water service for domestic flow, fire flow and identify backflow prevention. If current fire flow and pressure tests are not available to substantiate adequate pressure and flow to serve the development, the developer is responsible for conducting the appropriate tests and submitting copies of the test results for review and ultimate approval by the City.
26. Water Division requirements are to be determined upon completion and submittal of a water meter sizing sheet by the applicant. This may include up sizing of water meter and water services. All upgrading costs are the responsibility of the property owner.
27. The applicant must provide survey monuments denoting the new property boundaries and lot lines to the satisfaction of the City Engineer. All maps must be prepared from a field survey. Compiled maps are not permitted unless prior approval is granted by the City Engineer. Whenever possible, lot lines must be located to coincide with the top of all man-made slopes. Any deviation from this requirement must be approved by the City Engineer.
28. The applicant must provide a site drainage plan for review and approval by the City Engineer. The property drainage must be designed so that the property drains to the public street or in a manner otherwise acceptable to the City Engineer. Drainage from contiguous properties must not be blocked and must be accommodated to the satisfaction of the City Engineer. A hydrology and hydraulic study of the site may be required for submittal to the City Engineer for review and approval.
29. All storm drainage facilities serving the development must accommodate a 50 year storm. If existing storm drain facilities are inadequate they must be enlarged as necessary. All storm drain facilities must be designed and constructed to Los Angeles County Department of Public Works standards and specifications and also the satisfaction of the City Engineer before approving grading and drainage plans.
30. Any damage done to existing street improvements and utilities during construction must be repaired before the City issues certificates of occupancy. Pre-existing damaged, deteriorated, substandard or off-grade curb, gutter, driveways and sidewalk must be repaired or replaced to the satisfaction of the City Engineer.
31. All public works improvements must comply with the standards and specifications of the City and to the satisfaction of the City Engineer. All public works improvements must be completed and accepted by the City or a public works improvement guarantee and agreement posted before final map approved by the City Council.

**PLANNING COMMISSION  
RESOLUTION NO.**

32. All electric, telephone and cable TV utility services must be installed fully underground and to required City standards. Satisfactory provisions for all other utilities and service connections, including water, sewer and gas, shall be made to City and public utility standards. A utility plan must be prepared and submitted showing all existing and proposed utilities. The utilities may be shown on either a separate plan or on the proposed site plan.
33. A sewer connection reconstruction fee will be assessed at the time the City issues a building permit in accordance with MPMC Chapter 14.06.
34. All buildings must have roof gutters and all roof drainage must be conducted to the public street or an approved drainage facility in a manner approved by the City Engineer.
35. The grading and drainage plan must be submitted by the first plan check and must incorporate all pertinent site development comments from the City's geological and geotechnical consultants and must also include the approved geological report submitted by the developer's consultant.
36. Parkways must be irrigated and landscaped per plans submitted for review and approval by the City Engineer. The need for preserving existing street trees and/or providing additional street trees must be reviewed and approved by the City Recreation and Parks Department.
37. The City may restrict driveway access to and from the project in the event future traffic conditions warrant such restricted turn movements.

**FIRE:**

38. All conditions identified by the Fire Department are subject to the review and approval of the Fire Chief for determination of applicability and extent to which any condition may be required.
39. A minimum of three fire hydrants must be provided within 225 feet of the structure. Verification of water supply available must be provided by the water purveyor upon building plan submittal. A reduction in the required fire flow up to 50 percent is allowed by a written request to the Fire Department, per California Fire Code (CFC) Appendix B/C.
40. Use of "grascrete" materials for access roads must receive approval from the Fire Chief by written request, per CFC 503.
41. Knox switches must be provided in the basement garage, per CBC 1011.1.
42. Emergency lighting must be provided in the basement garage, per CBC 1006.3.

**PLANNING COMMISSION  
RESOLUTION NO.**

- 43. Single station smoke alarms must be provided in all dwelling units as required by CFC 907.2.6.11.
- 44. Carbon monoxide alarms must be provided in all dwelling units containing fuel burning appliances, per CBC 420.6.1.
- 45. Minimum size 2A:10BC fire extinguishers must be provided on the exterior of the first level residential area and in the basement garage area. Maximum travel distance to any extinguisher must be 75 feet, per CFC 906.
- 46. Fire sprinkler system and fire alarm system must be shown as deferred submittals.

**POLICE:**

- 47. Adequate exterior lighting must be provided so that the units are visible from the street during the hours of darkness.
- 48. The shrubbery on the property must be installed and maintained in such condition to permit good visibility of the units from the streets. Any shrubbery surrounding the complex and in the courtyard areas must be planted and maintained where the height of the greenery would not easily conceal persons.
- 49. The driveway leading into the complex must be constructed and maintained in such a condition that traffic is easily visible to those entering or leaving the location.
- 50. Any outside ladders leading to the roof top must be secured to prevent unauthorized access to the roof.
- 51. Address number must be illuminated during hours of darkness and positioned as to be readily readable from the street. Numbers must be at least 12 inches in height.
- 52. Each distinct unit within the building must have its address displayed on or directly above both the front and rear doors.
- 53. All common open areas must be well lit during the hours of darkness.
- 54. Signs must be posted at the guest parking areas and in the driveway leading into the complex.
- 55. A thoroughfare for residents, guests, and any necessary emergency vehicles and/or personnel must be maintained at all times. The Monterey Park Police Department Traffic Bureau must be contacted for sign verbiage and posting locations. The Traffic Bureau Sergeant can be reached at (626) 307-1481.

**PLANNING COMMISSION  
RESOLUTION NO.**

By signing this document, Pinnacle LLC, certifies that the Applicant read, understood, and agrees to the Project Conditions listed in this document.

---

Pinnacle LLC, Applicant